



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
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## **MEMORANDUM**

**Date:** July 6, 2011

**To:** Planning Commission and Houghton Community Council

**From:** Janice Coogan, Project Planner  
Paul Stewart, Deputy Director

**Subject:** **CONTINUATION OF JOINT MEETING TO DISCUSS DRAFT LAKEVIEW NEIGHBORHOOD PLAN AND RELATED AMENDMENTS TO THE COMPREHENSIVE PLAN, ZONING MAP, ZONING CODE AND MUNICIPAL CODE (FILE ZON07-00032)**

## **RECOMMENDATION**

Staff recommends the following agenda for the July 14, 2011 joint meeting:

1. The Planning Commission and Houghton Community Council continue the discussion on key issues from the June 23, 2011 public hearing on the draft Lakeview Neighborhood Plan and code amendments to:
  - a. Consider additional written comments received between the public hearing on June 23, 2011 and July 8<sup>th</sup>. See attachments for comments received at time of packet distribution. Additional written comments will be forwarded via email.
  - b. Discuss the remaining items related to the draft Lakeview Neighborhood Plan and code amendments listed in the staff memo for the June 23, 2011 meeting beginning on page 8 with the Yarrow Bay Business District policies and zoning.

**Note: Please bring your packet from the June 23, 2011 meeting.**

2. Following the discussion, the Houghton Community Council adjourns and the Planning Commission deliberates to discuss its recommendation to the City Council.

## **BACKGROUND**

### **A. June 23, 2011 Public Hearing**

On June 23, 2011 a joint public hearing was held before the Planning Commission (PC) and Houghton Community Council (HCC) on the draft Lakeview Neighborhood Plan and related code amendments.

Both groups received public testimony, began discussing policies and regulations related to the density for the new PLA 3C zone and non-conforming density areas in Lakeview and Central Houghton neighborhoods. The PC and HCC decided to keep the public hearing portion of the hearing open to receive written comments only until Friday July 8<sup>th</sup> at 5:00 pm (see Attachments 4).

Below is a summary of the discussion and conclusions reached at the June 23, 2011 meeting:

1. PLA 3C zone- Policies L-3.4 and L-3.6 (See 7/14/2011 packet, Attachment 1, page 7/19)

#### Density

For the Houghton Slope area proposed to be rezoned from RS 12.5 to new Planned Area 3C (PLA 3C), both groups discussed the two density options under consideration of either six or seven dwelling units per acre. In the PLA 3C zone, flexibility in lot size is proposed to allow a range of lot sizes with a minimum of 5,000 sq. ft. as long as the development does not exceed the maximum units per acre. To allow for rebuilding single family homes on existing lots, a minimum lot size of 12,500 sq. ft. is retained with no Process I review. For new subdivisions or attached dwelling units, a Process I review would be required (see 7/14/2011 staff memo, page 7/7).

Staff provided information on the estimated number of additional lots that could be developed under each density option and is repeated here (see Attachment 1 density chart). Six dwelling units per acre equates to a lot size of 7,260 sq. ft. Seven dwelling units per acre equates to a lot size of 6,222 sq. ft. Currently, there are 50 lots in the rezone area (one lot is used by Verizon as a substation) with approximately 39 existing homes.

Using the two RS 7.2 and RS 6.3 zoning categories as an example, staff concluded that under the six dwelling units per acre approximately 53 additional homes could be built or at seven dwelling units an additional 76 homes (see Attachment 1 density chart). This does not take into consideration area needed for protection of sensitive areas or for vehicular access easements or roads.

- *Conclusion- The HCC and PC supported a density of six dwelling units per acre for the PLA 3C zone.*

#### Floor Area Ratio

For lots less than 7200 sq. ft. in size, staff recommends a maximum floor area ratio of structures be increased from 50% to 60% if the primary roof form of all the structures on the site have a peaked roof form. The 60% is a percent of the lot size. If a structure does not have a peaked roof form the FAR would be 50%. Increasing the floor area ratio percentage may provide additional incentive and flexibility for the smaller lot sizes to cluster away from the slopes. Providing a peaked roof form maintains a residential character as well to the area. This is consistent with the requirements in the Market and Norkirk neighborhoods.

- *The HCC and PC supports the staff recommendation for a maximum of 60% floor area ratio for lots less than 7200 sq. ft. if structures provide a peaked roof form.*

2. Nonconforming density in RM 3.6 zones-Policy L-4.4 (see 7/14/2011 packet, Attachment 1, page 10/22)

Both the draft Central Neighborhood Plan and the Lakeview Neighborhood Plan contain a policy related to parcels containing more dwelling units than current zoning allows or ("legal non-conforming density") to be allowed to re-build and retain the same number of units. The proposed policy is contrary to the existing provisions in the Zoning Code in Chapter 162 that apply city wide. To assist with your discussion staff has provided the existing non-conforming regulations contained in KZC Chapter 162 (see Attachment 2).

This issue was brought up during the neighborhood planning process for areas of both neighborhoods that were previously zoned at a higher density but later rezoned to a lower density (RM 3.6 zone). This was done as part of a previous Comprehensive Plan update process years ago. Many of the parcels now are condominiums. The concern is at what point does maintenance of structures exceed repair vs need for demolition? In those cases should the property owner be allowed to retain the number of existing units or higher density than currently allowed?

Section 162.60 states that legal nonconforming density may continue to be remodeled, repaired or maintained but may not be redeveloped or rebuilt unless and only if the structure is destroyed by fire or other casualty (see Attachment 2). In these circumstances, the property can be rebuilt to its current density even if it is non-conforming. However, if a building is voluntarily demolished and rebuilt it must comply with the current regulations and density in place at the time it is rebuilt. There are special provisions regarding the value of the improvements, size and time period related to remodeling and repairs. Remodeling may be allowed provided that within any 24 month period the value of all improvements may not exceed 50% of either the assessed valuation of the existing structure based on the King County assessed valuation of the structure or the value of the existing building. The "remodeled" density must be at least 75% of that contained in the original structure to avoid making the units larger and number of units reduced.

The Houghton Community Council has proposed a policy to allow properties in the Central and Lakeview Neighborhoods to rebuild to their current density. The Planning Commission has recommended that the policy be deleted and the issue addressed as part of larger citywide effort. One option discussed was to consider doing large area rezoning back to the higher density which did not have support from both groups.

- *HCC and PC decided to table this discussion in order to receive additional information from staff and when more members are present. Can both groups come to a consensus on this issue?*

B. Discussion Items for July 14, 2011 Joint Meeting

At the last meeting it was decided that the PC and HCC would continue the discussion of the issues and questions listed in the staff memo beginning with the Yarrow Bay Business District discussion in 7/14/2011 staff memo, page 8/8.

1. Yarrow Bay Business District- Issues related to the Yarrow Bay Business District include the types of uses, maximum building height, size of retail and other commercial uses, front yard setbacks, sidewalk widths, and proposed Design Guidelines. In addition, Elsie Weber requested staff to do some research of the businesses in Kirkland that are around the 60,000-65,000 sq. ft. size. Below is a summary of staff's research:

- Joe's (old Larry's Market)                      62,781 gfa

- Public Storage 53,250 gfa
- Safeway Rose Hill 52,892 gfa
- QFC Totem Lake 38,176 gfa
- Honda 36,441 gfa
- Walgreen's 13,783 gfa

2. Non-conforming Density- Staff recommends continued discussion of the non-conforming density policy.
3. PR Zones- Several people have spoken about the proposed new policies and zoning for the PR 3.6 zone including the rezone and two lots north of Kidd Valley. Staff recommends discussion of this area (see Attachment 3 for draft zoning).

### **Next Steps**

The updated schedule is as follows. Assuming the Planning Commission can complete its deliberation to form a recommendation on July 14<sup>th</sup>, the next step will be for the Houghton Community Council to deliberate on its recommendation on July 25<sup>th</sup>. Both recommendations would be forwarded to the City Council at a study session on September 20<sup>th</sup> followed by City Council action on October 18, 2011. The Houghton Community Council would take final action on November 28, 2011.

### Attachments:

1. Density comparison spread sheet for PLA 3C
2. Excerpt from Non-conformance chapter section KZC 162
3. Draft PR 3.6 use zone chart revised 6-23-2011
4. Additional written public comments received between June 23, 2011 and July 6, 2011:
  - A. Georgine Foster density chart with edits
  - B. B. Ries 6-23-2011 email
  - C. T. Lightbody email 6-24-2011
  - D. Frank 7-2-2011 email
  - E. J. Koster 7-1-2011 email
  - F. G. Foster 6-30-2011 email
  - G. Allison 7-5-2011 email

cc: File ZON07-00032

Map #	PIN	SqFtLot	Taxpayer Name	AddrLine	CityState	ApprLandV	ApprImpsVa	Land Va	NbrUni	Site Address	YrBuilt	LUDescript	COKLai	ZONE	COIRS 6.3 #	LotRS 7.2 #	Lots	RS 8.5 #	LrRS 12.5 #	Map #
1	1725059097	14622	KIRKLAND LOTS LLC	PO BOX 4206	BELLEVUE WA	585000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.3	2.0	1.7	1.2	1	
2	1725059100	13368	ALMOAIBED KRISTEN B	10414 NE 43RD	KIRKLAND WA	630000	10000	63.0	1	10418 NE 43RD ST 98033	1944	Single Family(Res Use/Zone)	SF	RS 12.5	2.1	1.9	1.6	1.1	2	
3	1725059136	12873	HAUFF DANIEL B	10428 NW 43RD ST	KIRKLAND WA	595000	1072000	0.6	1	10428 NE 43RD ST 98033	1998	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.8	1.5	1.0	3	
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE	PO BOX 4206	BELLEVUE WA	537000	0	0.0	0		0	Single Family(Res Use/Zone)	VAC	RS 12.5	1.9	1.7	1.4	1.0	4	
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	10414 NE 43RD	KIRKLAND WA	716000	808000	0.9	1	10414 NE 43RD ST 98033	1999	Single Family(Res Use/Zone)	SF	RS 12.5	3.0	2.6	2.2	1.5	5	
6	1725059045	15385	DISTEFANO RICAHRD A+DIXIE L	4114 LAKE WASHINGTON BLVD NE	KIRKLAND WA	478000	220000	2.2	1	4114 LAKE WASHINGTON BLVD NE 98033	1988	Single Family(Res Use/Zone)	SF	RS 12.5	2.4	2.1	1.8	1.2	6	
7	1725059224	14154	DADVAR ANTHONY	PO BOX 4206	BELLEVUE WA	551000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.2	2.0	1.7	1.1	7	
8	1725059238	12677	KIRKLAND LOTS LLC	PO BOX 4206	BELLEVUE WA	518000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.0	1.8	1.5	1.0	8	
9	1725059261	13220	BINGHAM SCOTT F + KELLY F	PO BOX 486	BELLEVUE WA	577000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.1	1.8	1.6	1.1	9	
10	1725059316	13296	SWITZER SCOTT+CHERI	10433 NE 43RD ST	KIRKLAND WA	689000	1829000	0.4	1	10433 NE 43RD ST 98033	2000	Single Family(Res Use/Zone)	SF	RS 12.5	2.1	1.8	1.6	1.1	10	
11	1725059332	13851	KIRKLAND LOTS LLC	PO BOX 4206	BELLEVUE WA	525000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.2	1.9	1.6	1.1	11	
12	1725059333	16163	KIRKLAND LOTS LLC	PO BOX 4206	BELLEVUE WA	484000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.6	2.2	1.9	1.3	12	
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN	10414 NE 43RD	KIRKLAND WA	591000	0	0.0	0		0		VAC	RS 12.5	2.5	2.2	1.9	1.3	13	
14	4104500125	12500	GESSEL TROY D	4820 LAKE WASHINGTON BLVD NE	KIRKLAND WA	665000	909000	0.7	1	4820 LAKE WASHINGTON BLVD 98033	1988	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.7	1.5	1.0	14	
15	4104500129	12557	WALKER DWAYNE M	4808 LAKE WASHINGTON BLVD NE	KIRKLAND WA	716000	1048000	0.7	1	4808 LAKE WASHINGTON BLVD NE 98033	1993	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.7	1.5	1.0	15	
16	4104500130	14044	CHUANG ANTHONY+WENDY	VANCOUVER BC V6N 1M9	CANADA	472000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.2	2.0	1.7	1.1	16	
17	4104500135	13831	MAHMOUDI BOB H+DEBBIE S	4812 LAKE WASHINGTON BLVD NE	KIRKLAND WA	577000	1282000	0.5	1	4812 LAKE WASHINGTON BLVD NE 98033	1995	Single Family(Res Use/Zone)	SF	RS 12.5	2.2	1.9	1.6	1.1	17	
18	4104500140	18540	CICEU DANIEL+FLORENTINA	4630 LAKE WASHINGTON BLVD	KIRKLAND WA	654000	140000	4.7	1	4630 LAKE WASHINGTON BLVD 98033	1981	Single Family(Res Use/Zone)	SF	RS 12.5	2.9	2.6	2.2	1.5	18	
19	4104500145	19668	MANOUCHERI ARMAN+MOHAMM	4618 LK WA BLVD NE	KIRKLAND WA	633000	93000	6.8	1	4618 LAKE WASHINGTON BLVD NE 98033	1960	Single Family(Res Use/Zone)	SF	RS 12.5	3.1	2.7	2.3	1.6	19	
20	4104500150	20304	MANUCHERI ARMAN	4610 LAKE WASH BLVD NE	KIRKLAND WA	661000	155000	4.3	1	4610 LAKE WASHINGTON BLVD NE 98033	1938	Single Family(Res Use/Zone)	SF	RS 12.5	3.2	2.8	2.4	1.6	20	
21	4104500155	29995	MCCALE DONALD L	4704 LAKE WASHINGTON BLVD NE	KIRKLAND WA	716000	10000	71.6	1	4604 LAKE WASHINGTON BLVD NE 98033	1933	Single Family(Res Use/Zone)	SF	RS 12.5	4.8	4.2	3.5	2.4	21	
22	4104500160	11358	NELSON CHARLENE	4554 LAKE WASHINGTON BLVD NE	KIRKLAND WA	435000	317000	1.4	1	4554 LAKE WASHINGTON BLVD NE 98033	1959	Single Family(Res Use/Zone)	SF	RS 12.5	1.8	1.6	1.3	0.9	22	
23	4104500161	18397	KERMANSHAHI HAMID	4558 LAKE WASHINGTON BLVD NE	KIRKLAND WA	626000	304000	2.1	1	4558 LAKE WASHINGTON BLVD NE 98033	1992	Single Family(Res Use/Zone)	SF	RS 12.5	2.9	2.6	2.2	1.5	23	
24	4104500165	14313	CASTELL C A	4542 LK WN BLVD NE	KIRKLAND WA	603000	95000	6.3	1	4542 LAKE WASHINGTON BLVD NE 98033	1933	Single Family(Res Use/Zone)	SF	RS 12.5	2.3	2.0	1.7	1.1	24	
25	4104500166	12990	REZVAN AMIR H	4538 LAKE WASHINGTON BLVD NE	KIRKLAND WA	595000	286000	2.1	1	4538 LAKE WASHINGTON BLVD NE 98033	1987	Single Family(Res Use/Zone)	SF	RS 12.5	2.1	1.8	1.5	1.0	25	
26	4104500167	14470	SY WAI-YU BENJY	4548 LAKE WASH BLVD NE	KIRKLAND WA	577000	448000	1.3	1	4548 LAKE WASHINGTON BLVD NE 98033	1988	Single Family(Res Use/Zone)	SF	RS 12.5	2.3	2.0	1.7	1.2	26	
27	4104500168	20906	MILLER PAMELA & ROBERT E	4546 LAKE WASHINGTON BLVD NE	KIRKLAND WA	716000	712000	1.0	1	4546 LAKE WASHINGTON BLVD 98033	1986	Single Family(Res Use/Zone)	SF	RS 12.5	3.3	2.9	2.5	1.7	27	
28	4104500180	12500	RITCHIE FREDERICK R	4530 LAKE WASHINGTON BLVD	KIRKLAND WA	512000	424000	1.2	1	4530 LAKE WASHINGTON BLVD 98033	1986	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.7	1.5	1.0	28	
29	4104500181	12500	SKOWRONSKI WALTER E+JUDITH	4510 LAKE WASHINGTON BLVD NE	KIRKLAND WA	640000	1158000	0.6	1	4510 LAKE WASHINGTON BLVD NE 98033	2003	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.7	1.5	1.0	29	
30	4104500185	12500	MARTI LAURIE A+SINGH RAVI S	4524 LAKE WASHINGTON BLVD NE	KIRKLAND WA	486000	482000	1.0	1	4524 LAKE WASHINGTON BLVD 98033	1987	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.7	1.5	1.0	30	
31	4104500190	11538	SANTA KAREN L	4502 LAKE WASHINGTON BLVD NE	KIRKLAND WA	563000	215000	2.6	1	4502 LAKE WASHINGTON BLVD NE 98033	1940	Single Family(Res Use/Zone)	SF	RS 12.5	1.8	1.6	1.4	0.9	31	
32	4104500191	12130	MISRAHY MARY LOU ANN	4506 LAKE WASHINGTON BLVD NE	KIRKLAND WA	691000	488000	1.4	1	4506 LAKE WASHINGTON BLVD NE 98033	1987	Single Family(Res Use/Zone)	SF	RS 12.5	1.9	1.7	1.4	1.0	32	
33	4104500195	21364	MACKLE TERRENCE R	4500 LAKE WASHINGTON BLVD NE	KIRKLAND WA	606000	279000	2.2	1	4500 LAKE WASHINGTON BLVD NE 98033	1979	Single Family(Res Use/Zone)	SF	RS 12.5	3.4	3.0	2.5	1.7	33	
34	4104500200	21991	RAJAZI	PO BOX 3707 MS 39-AX	SEATTLE WA	413000	189000	2.2	1	4504 LAKE WASHINGTON BLVD NE 98033	1953	Single Family(Res Use/Zone)	SF	RS 12.5	3.5	3.1	2.6	1.8	34	
35	4104500205	45644	MOHAGHEGH MASSOUD	4451 138TH SE	BELLEVUE WA	661000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	7.2	6.3	5.4	3.7	35	
36	4104500215	25254	ANDERSON C A	10212 NE 43RD	KIRKLAND WA	798000	105000	7.6	1	4412 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	SF	RS 12.5	4.0	3.5	3.0	2.0	36	
37	4104500216	18707	XIDIAS ANGELOS G+MARY	11414 81ST AVE NE	KIRKLAND WA	440000	108000	4.1	1	4410 LAKE WASHINGTON BLVD NE 98033	1953	Single Family(Res Use/Zone)	SF	RS 12.5	3.0	2.6	2.2	1.5	37	
38	4104500220	15278	CUMMINGS ANITA J	4328 LK WA BLVD NE	KIRKLAND WA	478000	113000	4.2	1	4328 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	SF	RS 12.5	2.4	2.1	1.8	1.2	38	
39	4104500225	14633	MORBERG C S+LOUISE A	10220 N E 43RD	KIRKLAND WA	718000	0	0.0	0		0	Vacant(Single-family)	VAC	RS 12.5	2.3	2.0	1.7	1.2	39	
40	4104500231	14520	APPLEGATE LARRY	4316 LAKE WASHINGTON BLVD NE	KIRKLAND WA	425000	161000	2.6	1	4316 LAKE WASHINGTON BLVD NE 98033	1950	Single Family(Res Use/Zone)	SF	RS 12.5	2.3	2.0	1.7	1.2	40	
41	4104500232	24086	MORBERG C S+LOUISE A	10220 N E 43RD	KIRKLAND WA	716000	58000	12.3	1	10220 NE 43RD ST 98033	1956	Single Family(Res Use/Zone)	SF	RS 12.5	3.8	3.3	2.8	1.9	41	
42	4104500235	15845	DADVAR BEHNAH A+MAHNAZ	423 205TH AVE NE	SAMMAMISH W	468000	99000	4.7	2	4302 LAKE WASHINGTON BLVD NE 98033	1949	Single Family(Res Use/Zone)	SF	RS 12.5	2.5	2.2	1.9	1.3	42	
43	4104500240	13480	GTE TELEPHONE OPERATIONS	PO BOX 152206	IRVING TX	1011000	64200	15.7	0	10211 NE 43RD ST 98033	1988	Utility, Public	UTL	RS 12.5	2.1	1.9	1.6	1.1	43	
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	10229 NE 43RD ST	KIRKLAND WA	551000	112000	4.9	1	10229 NE 43RD ST 98033	1949	Single Family(Res Use/Zone)	SF	RS 12.5	3.0	2.6	2.2	1.5	44	
45	4104500245	11430	FINKELSTEIN MARY	4204 LAKE WASHINGTON BLVD NE	KIRKLAND WA	409000	124000	3.3	1	4204 LAKE WASHINGTON BLVD NE 98033	1951	Single Family(Res Use/Zone)	SF	RS 12.5	1.8	1.6	1.3	0.9	45	
46	4104500250	22320	WITWICKI MAGDALENA E	4130 LAKE WASHINGTON BLVD	KIRKLAND WA	468000	251000	1.9	1	4130 NE LAKE WASHINGTON BLVD 98033	1900	Single Family(Res Use/Zone)	SF	RS 12.5	3.5	3.1	2.6	1.8	46	
47	4104500255	22500	DUNN MICHAEL E	4120 LAKE WASHINGTON BLVD	KIRKLAND WA	468000	476000	1.0	1	4120 NE LAKE WASHINGTON BLVD 98033	1903	Single Family(Res Use/Zone)	SF	RS 12.5	3.6	3.1	2.6	1.8	47	
48	4104500260	16757	BARTLETT DAEL A	4110 LAKE WASHINGTON BLVD NE	KIRKLAND WA	484000	487000	1.0	1	4110 LAKE WASHINGTON BLVD NE 98033	1985	Single Family(Res Use/Zone)	SF	RS 12.5	2.7	2.3	2.0	1.3	48	
49	4104500261	12808	SCHWEICKERT JANINE B	4106 LAKE WASHINGTON BLVD NE	KIRKLAND WA	466000	483000	1.0	1	4106 LAKE WASHINGTON BLVD NE 98033	1985	Single Family(Res Use/Zone)	SF	RS 12.5	2.0	1.8	1.5			



## 162.60 Special Provisions for Continued Uses – Density

The provisions of this section set forth when, and under what circumstances, residential property with nonconforming density may continue in existence or be rebuilt or redeveloped. An existing lawful use of a residential structure which became nonconforming as to density either as a result of amendatory Ordinance No. 2347 or due to other zoning changes implemented to bring about conformity with the Comprehensive Plan shall be allowed to continue in existence, or be remodeled, repaired or maintained subject to the conditions listed below. Redevelopment or rebuilding may not occur unless the structure is destroyed by fire or other casualty (see subsection (4) of this section).

1. The provisions of this section apply only to multifamily structures in areas designated by the Comprehensive Plan for multifamily use.
2. Any change in use shall conform to the Comprehensive Plan and zoning regulations in effect at the time such change is made.
3. Any change in density shall comply with the provisions of this section.
4. Ordinary repairs and maintenance may be carried out consistent with the provisions of this chapter; provided, that there shall be no limitation on the amount or cost of such repairs and maintenance. *(This section addresses the concern about a new electrical system that would cost more than 50% of the assessed value of the structure).*
5. Remodeling *(Even remodeling can be up to 50% of the assessed value every 24 months)* may be carried out consistent with the provisions of this chapter; provided, that within any 24-month period, the value of all improvements may not exceed 50 percent of either the assessed valuation of the existing structure based on the King County assessed valuation of the structure, or the value of the existing building as determined by the most current Building Standards as published by the International Conference of Building Officials, whichever is greater. If there is no King County assessment for the structure to be remodeled, the most current Building Standards as published by the International Conference of Building Officials shall be used to determine valuation.

The remodeled density must be at least 75 percent of that contained in the original structure. The major exterior dimensions of the structure shall not exceed the major exterior dimensions of the previous structure. Except as noted in this subsection and subsection (7) of this section, this provision shall not reduce any requirements of the zoning, building, or fire codes in effect when the structure is remodeled.

6. Residential property with nonconforming density shall not be subject to the provisions of this chapter relating to destruction by fire or other casualty. *(This is the part that allows for rebuilding if there is a fire or other casualty).* *In the event a residential structure that is nonconforming as to density is destroyed to any extent by fire or other casualty, the structure may be rebuilt as a residential structure; provided, however, that the number of dwelling units, gross floor area of the structure, and major exterior dimensions of the structure shall not exceed the same dimensions or standards of the previous structure.* This subsection shall not reduce any requirements of the zoning, building, or fire codes in effect when the structure is rebuilt. The property owner shall also have the option of rebuilding the structure at a reduced density, as described in subsection (5) of this section. The provisions of this subsection shall only be available if an application for a building permit is filed within 12 months of fire or other casualty and construction is commenced and completed in conformance with the provisions of the building code then in effect.

7. Should the number of parking stalls provided on-site be insufficient to meet zoning regulations in effect at the time of remodeling, this deficiency shall be allowed to remain with the remodel; provided, that the number of stalls may not be reduced from the number of stalls on-site with the original structure. Any surplus of parking stalls above those required by the zoning regulations in effect at the time of remodeling may be eliminated.
8. The owner of a continued use nonconforming as to density may request the issuance of a "certificate of continued use" which shall identify the property, existing use, density and site characteristics for which the certificate is issued and which shall include the provisions of this chapter.

## CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) AND PROFESSIONAL OFFICE RESIDENTIAL A (PRA) ZONES ~~Draft 4-13-2016-23-2011~~

**25.05 User Guide.** The charts in KZC [25.10](#) contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 and PRA 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

### Section 25.08

Zone  
PR, PRA

#### Section 25.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Developments creating four or more new detached, attached or stacked dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter [5](#) KZC. Two additional units may be constructed for each affordable housing unit provided. See Chapter [112](#) KZC for additional affordable housing incentives and requirements.
3. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.See KZC [115.30](#), Distance Between Structures/Adjacency to Institutional Use, for further details.
- ~~4. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).~~
- ~~45.~~ If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.
- ~~56.~~ Within the PRA zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:
  - a. All required yards are increased by one foot for every two feet of height above 35 feet;
  - b. Buildings may not exceed three stories; and
  - c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.
- ~~6.~~ If the property is located in the Lakeview Neighborhood between NE 60<sup>th</sup> ST and NE 59<sup>th</sup> ST on Lots 13 and 14 of Block 2 of Houghton Addition Volume 5 of Plats, Page 71 of King County Records and a change of use is proposed that requires additional parking the following shall apply:
  - a. The proposed use shall be reviewed through a Process I
  - b. On Lot 13 install a historical interpretive sign shall be incorporated into the subject property
  - c. The number of required parking spaces shall be determined based on the actual parking demand pursuant to Section 105.25, KZC along with the following considerations:
    - i. The required additional parking for the new use may be provided by adding parking along the frontage of the subject property or across the street within the NE 60<sup>th</sup> ST right of way, and
    - ii. Expansion of gross floor area may be permitted if the expansion is less than 10% of the total gross floor area of the structure.

## Section 25.10

Zone  
PR, PRA

## USE ZONE CHART

Section 25.10	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↓</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.050	Restaurant or Tavern	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process I, Chapter 145 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20'	10' on each side.	10'	70%	If adjoining a low density zone other than RSA or RSX, then 25' above average building elevation.  Otherwise, for PR zones, 30' above average building elevation and for PRA zones, 35' above average building elevation.  See Gen. Reg. 6.	B	E	1 per each 100 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. Drive-in or drive-through facilities are prohibited.	
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop										1 per each 300 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. May not be located above the ground floor of a structure. 3. Gross floor area cannot exceed 3,000 square feet.	
.070	Funeral Home or Mortuary												
.080	Church												

Insert for restaurant, tavern, grocery store use listings:  
 "See General Regulation regarding signs and parking if located in the Lakeview Neighborhood"

Insert as Special Regulation 3 and 4 under restaurant, tavern, grocery store use listing:  
 a. This use is only allowed in the Lakeview Neighborhood if located south of NE 60th Street between Lakeview Dr. and Lake Washington Blvd NE, and if both the front building facade and vehicular access are not located along Lakeview Dr.  
 b. Internally lit signs are prohibited along Lakeview Dr.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 20.10	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
	Any Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services. See Special Regulations 1, 2 and 3	Within the NE 85 <sup>th</sup> Street and Yarrow Bay Business District  D.R., chapter 142, KZC, Otherwise, Process I Chapter 145, KZC	8500 sq. ft. if PR 8.5 zone, Otherwise 7200 sq. ft.	20'	10' On each side	10'	70%	If adjoining a low density zone other than RSA or RSX, then 25 ft above average building elevation. Otherwise, for PR zones, 30 ft above average building elevation and for PRA zones, 35 ft above average building elevation. General Regulation	B  E  If located in the Lakeview Neighborhood, See Special Regulation 4 and See General Regulation regarding signs	1 per each 300 sq ft. floor area  See General Regulations regarding parking	1. This use is only allowed in the Lakeview Neighborhood if located south of NE 60 <sup>th</sup> ST between Lakeview Dr. and Lake Washington Blvd. NE, and if both the front building façade and the vehicular access are not located along Lakeview Dr. The following uses are not permitted: a. Vehicle service stations b. Entertainment or recreational activities c. Banking and related financial services d. Storage services unless accessory to another permitted use e. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. h. Uses with drive-in or drive through facilities.  2. A delicatessen, bakery, or other similar use may include accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.  3. Gross floor area shall not exceed 3,000 square feet.  4. Internally lit signs are prohibited along Lakeview Dr.	



FROM GEORGINA FOSTER

ATTACHMENT 4A-H

SPREAD SHEET SUPPLIED BY CITY

MEMO NOV. 15, 2016 ZON07 L00032, ATTACHMENT 2

COMPARISON OF DENSITY DESIGNATIONS

(IF ONLY WHOLE #)

7DUA

6DUA

5DUA

ATTACHMENT 3 DW.

9DUA

Map #	PIN	SqFt/Lot	Taxpayer Name	Site Address	RS 6.3 # Lots	RS 7.2 # Lots	RS 8.5 # Lots	RS 12.5 # Lots
1	1725059097	14622	KIRKLAND LOTS LLC		2.3	2.0	1.7	1
2	1725059100	13368	ALMOAIBED KRISTEN B	10418 NE 43RD ST	2.1	2.19	1.6	1
3	1725059136	12873	HAUFF DANIEL B	10428 NE 43RD ST	2.0	+1 1.8	1.5	1
4	1725059149	12268	SHARIFI HYDEH CO TRUSTEE		2.19	1.7	1.4	1
5	1725059174	18849	ALMOAIBED ABDULLAH+KRISTEN	10414 NE 43RD ST	3.0	2.6	2.2	1
6	1725059045	15385	DISTEFANO RICAHRD A+DIXIE L	1114 LAKE WASHINGTON	2.4	2.1	1.8	1
7	1725059224	14154	DADVAR ANTHONY		2.2	2.0	1.7	1
8	1725059238	12677	KIRKLAND LOTS LLC		2.0	+1 1.8	1.5	1
9	1725059261	13220	BINGHAM SCOTT F + KELLY F		2.1	+1 1.8	1.6	1
10	1725059316	13296	SWITZER SCOTT+CHERI	10433 NE 43RD ST	2.1	+1 1.8	1.6	1
11	1725059332	13851	KIRKLAND LOTS LLC		2.2	2.19	1.6	1
12	1725059333	16163	KIRKLAND LOTS LLC		2.6	2.2	1.9	1
13	1725059337	15901	ALMOAIBED ABDULLAH&KRISTEN		2.5	2.2	1.9	1
14	4104500125	12500	GESSEL TROY D	4820 LAKE WASHINGTON	2.0	1.7	1.5	1
15	4104500129	12557	WALKER DWAYNE M	4808 LAKE WASHINGTON	2.0	1.7	1.5	1
16	4104500130	14044	CHUANG ANTHONY+WENDY		2.2	2.0	1.7	1
17	4104500135	13831	MAHMOUDI BOB H+DEBBIE S	4812 LAKE WASHINGTON	2.2	2.19	1.6	1
18	4104500140	18540	CICEU DANIEL+FLORENTINA	4630 LAKE WASHINGTON	3.29	2.6	2.2	1
19	4104500145	19668	MANOUCHERI ARMAN+MOHAMMAD	4618 LAKE WASHINGTON	3.1	2.7	2.3	1
20	4104500150	20304	MANUCHERI ARMAN	4610 LAKE WASHINGTON	3.2	+1 2.8	2.4	1
21	4104500155	29995	MCCALE DONALD L	4604 LAKE WASHINGTON	4.8	4.2	3.5	2
22	4104500160	11358	NELSON CHARLENE	4554 LAKE WASHINGTON	1.8	1.6	1.3	0.9
23	4104500161	18397	KERMANSHAHAM HAMID	4558 LAKE WASHINGTON	3.29	2.6	2.2	1.5
24	4104500165	14313	CASTELL C A	4542 LAKE WASHINGTON	2.3	2.0	1.7	1.1
25	4104500166	12990	REZVAN AMIR H	4538 LAKE WASHINGTON	2.1	+1 1.8	1.5	1.0
26	4104500167	14470	SY WAI-YU BENJY	4548 LAKE WASHINGTON	2.3	2.0	1.7	1.2
27	4104500168	20906	MILLER PAMELA & ROBERT E	4546 LAKE WASHINGTON	3.3	3.29	2.5	1.7
28	4104500180	12500	RITCHIE FREDERICK R	4530 LAKE WASHINGTON	2.0	1.7	1.5	1.0
29	4104500181	12500	SKOWRONSKI WALTER E+JUDITH	4510 LAKE WASHINGTON	2.0	1.7	1.5	1.0
30	4104500185	12500	MARTI LAURIE A+SINGH RAVI S	4524 LAKE WASHINGTON	2.0	1.7	1.5	1.0
31	4104500190	11538	SANTA KAREN L	4502 LAKE WASHINGTON	+1 1.8	1.6	1.4	0.9
32	4104500191	12130	MISRAHY MARY LOU ANN	4506 LAKE WASHINGTON	2.19	1.7	1.4	1.0
33	4104500195	21364	MACKLE TERENCE R	4500 LAKE WASHINGTON	3.4	3.0	2.5	1.7
34	4104500200	21991	RAJAZI	4504 LAKE WASHINGTON	3.5	3.1	2.6	1.8
35	4104500205	45644	MOHAGHEGH MASSOUD		7.2	6.3	5.4	3.7
36	4104500215	25254	ANDERSON EA ALMOAIBED F.T.	4412 LAKE WASHINGTON	4.0	3.5	3.0	2.0
37	4104500216	18707	XIDIAS ANGELOS G+MARY	4410 LAKE WASHINGTON	3.0	2.6	2.2	1.5
38	4104500220	15278	CUMMINGS ANITA J	4328 LAKE WASHINGTON	2.4	2.1	1.8	1.2
39	4104500225	14633	MORBERG C S+LOUISE A		2.3	2.0	1.7	1.2
40	4104500231	14520	APLEGATE LARRY	4316 LAKE WASHINGTON	2.3	2.0	1.7	1.2
41	4104500232	24086	MORBERG C S+LOUISE A	10220 NE 43RD ST	+1 3.8	3.3	2.8	1.9
42	4104500235	15845	DADVAR BEHNAM A+MAHNAZ	4302 LAKE WASHINGTON	2.5	2.2	1.9	1.3
43	4104500240	13480	GTE TELEPHONE OPERATIONS	10211 NE 43RD ST	2.1	2.19	1.6	1.1
44	4104500241	18750	ARNOLD THOMAS J+SUSAN BEEL	10229 NE 43RD ST	3.0	2.6	2.2	1.5
45	4104500245	11430	FINKELSTEIN MARY	4204 LAKE WASHINGTON	+1 1.8	1.6	1.3	0.9
46	4104500250	22320	WITWICKI MAGDALENA E	4130 NE LAKE WASHINGTON	3.5	3.1	2.6	1.8
47	4104500255	22500	DUNN MICHAEL E	4120 NE LAKE WASHINGTON	3.6	3.1	2.6	1.8
48	4104500260	16757	BARTLETT DAEL A	4110 LAKE WASHINGTON	2.7	2.3	2.0	1.3
49	4104500261	12808	SCHWEICKERT JANINE B	4106 LAKE WASHINGTON	2.0	1.8	1.5	1.0
50	4104500265	15000	KAHAN JAMES L	4108 LAKE WASHINGTON	2.4	2.1	1.8	1.2

\* LOTS WHEN "ROUNDED" / TRUNCATED

123 95 72 54

CURRENT # UNITS ON 50 LOTS

39

THOSE @ .8 (1.1-1.8 + 10% 1.8 + .18 = 1.98)

119 +5 124

97 +7 (THOSE @ .8) 104

**Janice Coogan**

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**From:** Barbara Ries [wash.wholesalers@comcast.net]  
**Sent:** Thursday, June 23, 2011 7:25 PM  
**To:** Janice Coogan  
**Cc:** georgine foster  
**Subject:** rezoning, density, low income housing etc. etc.

To the Kirkland City Council:

From what I understand you @ the City Council are going to penalize the residents of Kirkland for your bad budgeting and/or lack of funds by increasing density by 50% (from the current allowance of 3 residences to 6), create low income housing where the south Kirkland Park & Ride currently is located with retail thrown in the mix, increase the height allowances amongst other unfortunate choices.

We currently have roads that are totally inadequate to accommodate the traffic. Increasing density from top to bottom will only serve to aggravate the problem. Increased density will create less expensive homes causing the current homes to decrease in value. Adding low income housing will have the same effect as well as bring in an element that we never signed up for when we purchased homes in Kirkland. If that were the case I would have lived elsewhere.

I believe that in the past 5 years Kirkland has made extremely poor choices about the direction they are headed. A retirement community in downtown Kirkland???? Awful apartments everywhere w/no charm, design or personality.

A retail area that is in desperate need of a large muni parking garage. Yes, the economy has taken it's toll but so has your planning or lack thereof. Look @ all the retail vacancies. Nothing seems to survive.

How about a plan to spruce up downtown w/a little charm and make it inviting and a place to park.

Not to mention it takes a good half hour or longer sometimes to get from south Kirkland to downtown. Who wants to bother. You created it this w/your making one lane of traffic filled w/"lovely" medians.

Your members of the City Council have no concern whatsoever as to the quality of life of the Kirkland residents in this area. Obviously none of you live here. You are destroying our city w/your greed. More taxes? O.K. but give us something to be proud of not this mess you are promoting.

Kirkland has turned out to be a huge disappointment to me.

As City Council members you should be ashamed of yourselves. Surely you can do better than this.

Barbara Ries  
Yarrow Hill

**Janice Coogan**

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**From:** Todd L. Lightbody [shattuck2@frontier.com]  
**Sent:** Friday, June 24, 2011 11:44 AM  
**To:** Janice Coogan  
**Subject:** Lakeview Neighborhood Density Change

Janice: Per my abbreviated comments at last night's public meeting, please pass along my entire comment to the appropriate parties for the record. Thanks.

Todd Lightbody

\*\*\*\*\*

My name is Todd Lightbody. My wife and I live at 4509 103<sup>rd</sup> Ln Ne which is directly above the lots in question.

I have attended and addressed my concerns to the Lakeview Neighborhood Advisory Group and attended a number of the HCC meetings. I have listened to the arguments made on both sides of the issue and will not take your time to repeat or debate them here except to say that the dueling petitions from both sides and the oral and written comments reflect the emotion and differences of opinion on the density issue.

I'd like to focus my comments on how the increased density could potentially impact future slope failures.

I get that times have changed.... and a fresh look and creative solutions of the zoning are certainly appropriate.

However, I think it's fair to point out that any drastic density change could potentially have both positive and negative impacts on slope stability affecting the property values of all property owners along the Houghton slope.

I appreciate that zoning changes are a very complicated process and will have long term ramifications on Kirkland and those that reside here. I listened to the HCC struggle with the verbiage to ensure the language was consistent with their intent on density. I heard their concerns about the fear of unintended consequences. I would point out that the Lake Washington Advisory Group which represents the interests of **all** the residents of the Lake Washington Neighborhood recommended a density of R.S. 7.2. In addition, the AES Geotechnical Report which was commissioned by the Planning Dep't opined that RS 7.2 was appropriate.... and later agreed that the area could support a density of 7 units per acre provided specific standards were followed. AES did not even evaluate the slope failure implications of higher density scenarios even with Standards.

What I fear is that there are those who will look for a loophole to circumvent the intended density numbers. I am not saying anyone "would" do it, but as an immediate uphill neighbor my concern is that they "could" do it.

I have lived through several major slope failure situations and witnessed the emotional and financial fallout. I have felt the pain. I don't want to live through that again. You only have to look at last winter's landslide in Everett that sent several homes into a ravine and a feature article in the June 12th Seattle Times as proof of what can happen.

All I ask is this..... that Final Code changes allow the flexibility consistent with the intent, opinions and recommendations of The LWAG, the HCC... and the expert analysis of the AES Report which represent the greatest good for "all" the residents of the Lakeview neighborhood. Hopefully, the result will give the

appropriate relief to our downhill neighbors, but with language tight enough to prohibit potential abuse or unintended consequences which could result in increasing the potential of a slope failure.

**Thank-you.**

**Janice Coogan**

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**From:** Frank [fmt97@comcast.net]  
**Sent:** Saturday, July 02, 2011 11:34 AM  
**To:** Janice Coogan  
**Subject:** density  
**Attachments:** FMT - Flags.JPG; ATT00001.txt

Please leave the density for Lake Washington Blvd at the number recommended by the Planning Commission and Houghton CC. Do not let it go higher under any circumstance.

Frank M. Tyllia  
[fmt97@comcast.net](mailto:fmt97@comcast.net)

**Janice Coogan**

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**From:** JKoster565@aol.com  
**Sent:** Friday, July 01, 2011 8:17 PM  
**To:** Janice Coogan  
**Cc:** sharon@schultzgroup.com  
**Subject:** PLA3C

Thank you for considering the concerns that citizens in Yarrow Hill have regarding high density dwellings west of Yarrow Hill. The neighborhood has traffic issues currently, and the "Kirkland Crawl" would be made even more problematic with high density.

Kirkland has a well deserved reputation for quality of life, unmatched on the East side of the Lake. We must strive to protect and enhance that quality.

Thank you.

John Koster MD  
5016 102nd Lane NE  
Kirkland 98033

**Janice Coogan**

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**From:** georgine foster [georginef@msn.com]  
**Sent:** Thursday, June 30, 2011 1:02 PM  
**To:** Janice Coogan  
**Cc:** Eric Shields; Paul Stewart  
**Subject:** clarification for planning commissioners

Janice,

(Please forward to the Planning Commission)

A comment made by Commissioner George Pressley at the PC/HCC Hearing last Thursday the 23rd, needs clarification, I think. Unless I'm being over-sensitive, by his comment I think he thought I arbitrarily divided lot square footages of PLA3C by the square footage of various 'designations' (ie 5000, 6300, 7200).....but I did not. I used the spread sheet that you provided in the Memorandum of November 15, 2010 to the Houghton Community Council, subject File ZON07-00032, Attachment 2.

I would appreciate you forwarding this clarification because I don't want the PC to think I'm some sort of 'crazy' citizen using facts and figures I've created on my own. The spread sheet from which I took figures, was, I believe, an official document provide by the City (this Attachment 2, was even discussed at an HCC meeting in December or January), and I hope that Commissioner Pressley, as well as other commissioners, could be made aware of this.

Thank you.

georgine foster

**Janice Coogan**

---

**From:** Uwkg@aol.com  
**Sent:** Thursday, June 23, 2011 6:27 PM  
**To:** Janice Coogan; georginef@msn.com; shthornes@comcast.net; johnk@kapplerhomeplans.com; Kathleen.A.McMonigal@boeing.com; heinsight@earthlink.net; betsyp@beckermayer.com; betsyp@hotmail.com; go2marine06@yahoo.com; elwhckirk70@yahoo.com; Janice Coogan; Paul Stewart  
**Cc:** Uwkg@aol.com  
**Subject:** Notice inconsistencies Lakeview & Moss Bay

See Janice's email below (sent last Friday). She states that the link will be live early THIS week. For this reason, I'm confused by her email today where she states the link was live on Friday.???

The other notice issue was an example of how we are not adequately informing residents when their property may be directly impacted by zoning decision (or perhaps if the property next door might be impacted).

This afternoon, following my requests, I have received a list of folks who were supposed to get "Notice" recently when SMP rezoning was happening. To date, no one on this list recalls getting any postcard (including my husband and me ... and all our condo board members who are on the list). I have asked to see the content of that notice since it seems to have missed the radar of a large number of folks who pay close attention to detail. As of 6:20 pm, I am still awaiting a copy of the notice that was reported as mailed.

As far as notice to Council and any deliberation on a very large change in zoning for one specific parcel, we have reviewed KCC tapes. We do find comments by council where they state the KCC packet was too big for them to get through the whole thing. Then we cannot find even one time when staff mentions the intention to make this major re-classification. We also cannot find one comment by any council member. We have listened to every study session and every council meeting and cannot find a thing. It is very concerning that a major change in the designation of this property occurred without anyone's knowledge.

Karen

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**From:** JCoogan@kirklandwa.gov  
**To:** uwkg@aol.com  
**Sent:** 6/17/2011 9:57:29 A.M. Pacific Daylight Time  
**Subj:** RE: Public Hearing for Lakeview Neighborhood Plan and related code amendments

As I said in my email it wont be up online until early next week.

Janice Coogan

Senior Planner

Planning and Community Development

123 Fifth Avenue

Kirkland WA 98033

425-587-3257

jcoogan@kirklandwa.gov

[www.kirklandwa.gov](http://www.kirklandwa.gov)

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**From:** uwkkg@aol.com [mailto:uwkkg@aol.com]  
**Sent:** Friday, June 17, 2011 9:52 AM  
**To:** Janice Coogan  
**Cc:** Eric Shields; Paul Stewart  
**Subject:** Re: Public Hearing for Lakeview Neighborhood Plan and related code amendments

Hi Janice:

I clicked the link and it did not pull up the packet for the upcoming planning commission, HCC meeting. Did I do something wrong trying to get the information. There is a lot of data to review, especially since the recent Potala Village issues show how there can often be unintended consequences when things are either left undone by staff (or done by staff without noticing the council or the public).

Please forward the packet to my email address as soon as it is available. If it is currently available the link provided does not direct interested folks to the right place.

Thanks,

Karen Levenson

President, The Park, A Condominium

Member, Lakeview Neighborhood Advisory Committee

-----Original Message-----

**From:** Janice Coogan <JCoogan@kirklandwa.gov>  
**Cc:** Janice Coogan <JCoogan@kirklandwa.gov>; Eric Shields <EShields@kirklandwa.gov>; Paul Stewart <PStewart@kirklandwa.gov>  
**Sent:** Thu, Jun 16, 2011 2:11 pm  
**Subject:** Public Hearing for Lakeview Neighborhood Plan and related code amendments

June 16, 2011

To Lakeview Advisory Group, Planning Commission and Houghton Community Council Members,

A public hearing on the Draft Lakeview Neighborhood Plan and related code amendments will be held before the Planning Commission and Houghton Community Council on June 23, 2011 at the Kirkland City Hall Council Chambers starting at 7:00 pm. From 5-7:00 pm an open house will be held in the Council Chambers lobby to answer questions the public may have regarding both draft Lakeview and Central Houghton Neighborhood Plans and proposed code amendments.

If you would like to view a copy of the draft Neighborhood Plan, proposed legislative rezones, or specific draft code amendments you may do so at the Kirkland Planning Department or a copy of the meeting packet information will be available on line prior to the meeting at the Planning Commission webpage at

[http://www.kirklandwa.gov/depart/Planning/Planning\\_Commission.htm](http://www.kirklandwa.gov/depart/Planning/Planning_Commission.htm)

For questions or more information give me a call or email me.

Janice Coogan

Senior Planner

Planning and Community Development

123 Fifth Avenue

Kirkland WA 98033

425-587-3257

[jcoogan@kirklandwa.gov](mailto:jcoogan@kirklandwa.gov)

[www.kirklandwa.gov](http://www.kirklandwa.gov)

Note: My new email address is [JCoogan@kirklandwa.gov](mailto:JCoogan@kirklandwa.gov) and you can now find the City of Kirkland online at [www.kirklandwa.gov](http://www.kirklandwa.gov).

Note: My new email address is JCoogan@kirklandwa.gov and you can now find the City of Kirkland online at [www.kirklandwa.gov](http://www.kirklandwa.gov).

**Janice Coogan**

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**From:** Allison [a\_maus@msn.com]  
**Sent:** Tuesday, July 05, 2011 8:14 PM  
**To:** Janice Coogan  
**Subject:** Houghton Community Council and Planning Commission

Please forward my comments to the Houghton Community Council and the Planning Commission.

I have been a resident of Houghton since 1989 and I have lived at Yarrow Hill Townhouses the entire time. I love living at Yarrow Hill and in Kirkland and I am saddened at the thought of changes to the density of our beautiful area. More specifically I am referring to the area officially known as PLA3C, or the area west of Yarrow Hill.

It is my understanding that increasing PLA3C to 6 units far exceeds the Growth Management Act requirements. The residents of Yarrow Hill would really not like an increase of density to even 6, but we realize that growth in the area will happen. As you can imagine we would prefer it be reasonable and something that would be considered predictable for a low density single family area. More than DOUBLING the current density goes beyond predictable (a Kirkland Vision Statement Framework Goal).

Yarrow Hill has concerns for the stability of the South Houghton Slope being addressed so we feel the MANDATORY Third Party Peer Review is essential.

I attended the Public Hearing on June 23<sup>rd</sup> and didn't speak so I wanted to be sure and go on the record with my concerns. I do hope you will keep me in mind when you are debating this issue.

Sincerely,  
M. Allison Maus  
Yarrow Hill Townhouses  
4906 – 102<sup>nd</sup> Lane NE  
Kirkland, WA 98033